

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION

# PERMIT

Permit Number: 091335

This is to certify that PORTLAND STAGE COMPANY / Sign Co

has permission to "Thai Cuisine" install (1) hanging sign, (2) 6' x 2' sign in window

AT 25 FOREST AVE CB 037 A022001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

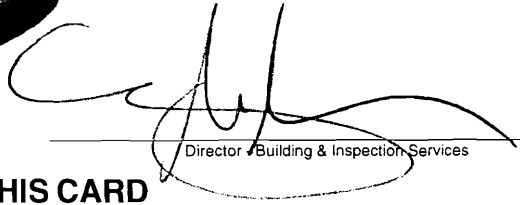
Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

- Fire Dept. \_\_\_\_\_
- Health Dept. \_\_\_\_\_
- Appeal Board \_\_\_\_\_
- Other \_\_\_\_\_

Department Name

  
Director Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

14

City of Portland

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1335	Issue Date:	CBL: 037 A022001
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Location of Construction: 25 FOREST AVE (21 Forest)	Owner Name: PORTLAND STAGE COMPANY	Owner Address: PO BOX 1458	Phone:
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Business Name:	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone: 2076992920
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Lessee/Buyer's Name: Sabings, LLC	Phone:	Permit Type: Signs - Permanent	Zone: B-3c
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Past Use: Commercial - Restaurant	Proposed Use: Commercial - "Sabings" "Thai Cuisine" install (1) hanging sign, (2) 10' x 2' signs in window	Permit Fee: \$153.00	Cost of Work: \$153.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>TBC 2003</i> Signature: <i>[Signature]</i>
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Proposed Project Description:  
*Sabings*  
"Thai Cuisine" install (1) hanging sign, (2) 10' x 2' signs in window

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>yes</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: _____ Date: _____

Permit Taken By: Ldobson	Date Applied For: 11/20/2009	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation <i>yes</i>
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: _____	Date: _____	Date: <i>12/14/09 STW</i>

**PERMIT ISSUED**

14

City of Portland

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1335	Date Applied For: 11/20/2009	CBL: 037 A022001
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<b>Location of Construction:</b> 25 FOREST AVE (#21)	<b>Owner Name:</b> PORTLAND STAGE COMPANY	<b>Owner Address:</b> PO BOX 1458	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Sign Concepts	<b>Contractor Address:</b> 75 Bishop Street Portland	<b>Phone:</b> (207) 699-2920
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Restuarant - "Sabieng" "Thai Cuisine" -install (1) hanging sign	<b>Proposed Project Description:</b> "Sabieng" - install (1) hanging sign signs in
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 12/14/2009  
**Note:** **Ok to Issue:**   
 1) Hanging sign to have solid gold lettering. Artificial "carved" letters shown on application are not approved.  
 2) Hanging sign to have a solid color background. Artificial printed "wood grain" shown on application is not approved.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/03/2009  
**Note:** Applicant, Jas Thiansonglok, said that the signs in the two windows are window signs - description says gold & white vinal letters. **Ok to Issue:**   
 Building is in both Historic District and PAD. Giving sign to Deb Andrews to review under Historic.  
 1) This property is located in a Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in the zoning ordinance. The front windows should not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review and approval prior to its implementation.  
 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.  
 3) This property is in a B-3c Business Zone which prohibits bars. This restaurant shall not be converted to a bar use only. Full meals must be served.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 12/23/2009  
**Note:** **Ok to Issue:**   
 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

**Comments:**  
 12/3/2009-amachado: Spoke to Jas. Need tenant frontage.  
 12/14/2009-gg: received from historic on 12/14/09. /gg

**PERMIT ISSUED**

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**PERMIT ISSUED**

14

City of Portauano

A



2 x 2 = 4 sq ft.

**Sign Concepts**  
VISUAL COMMUNICATION EXPERTS

Date: 11/18/09 Scale: 1/2" = 1'

Drawing #: 1 Sales Rep: DF

Rev #: xx Rev Date: 00/00/09

Appr'd by:

**Sabieng**

- 1 - d/f 20" x 24" oval hanging sign
  - 1/2" white metalwood substrate
  - digitally printed vinyl graphics

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B

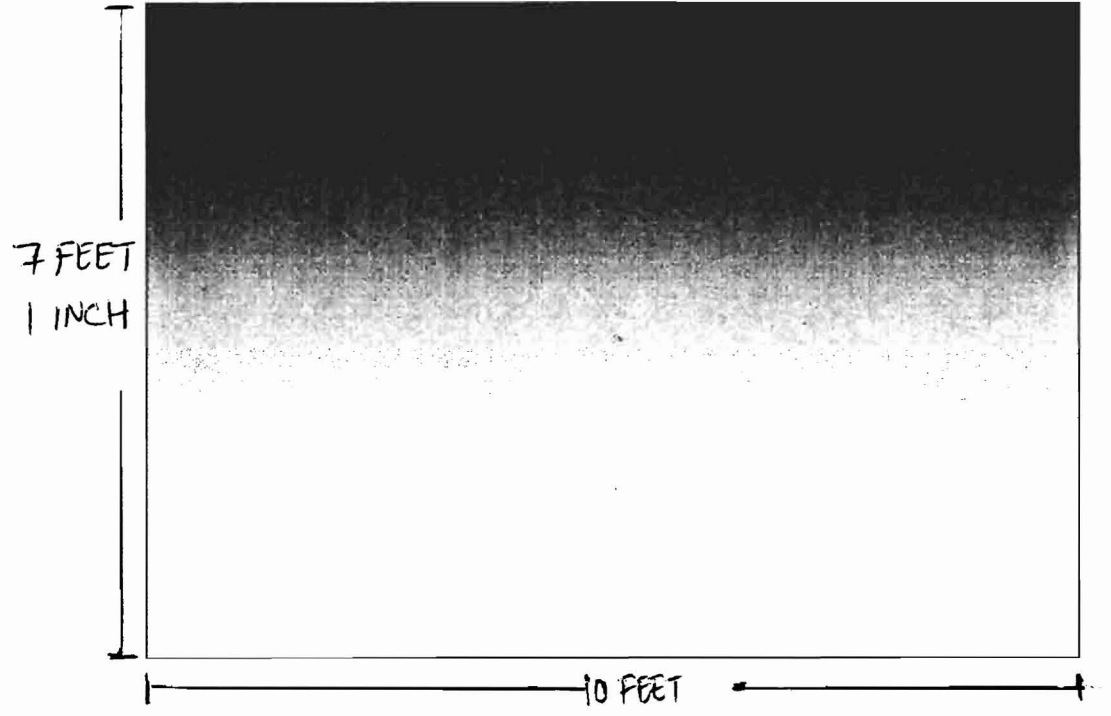
Window sign.



Date: 11/18/09	Scale: 1/2" = 1'
Drawing #: 2	Sales Rep: DF
Rev #: 1	Rev Date: 11/19/09
Appr'd by:	

**Sabieng**

- gold & white vinyl letter for windows



2058 X 25'S'SNS UC

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FRONT WINDOW

# MAKORNPING

Thai Restaurant

## MAKORNPING

THAI Restaurant

SEE QUANTITY

\$40 MIN.

Take out - Delivery - Catering

Call for reservations and catering

MAKORNPING

THAI

RESTAURANT

1234

5678

9012

3456

7890

B

NAKORNPING  
Thailand

NAKORNPING

THAI

SIDE WINDOW





# **PORTLANDSTAGE** where great theater lives

LOCATED AT 25A FOREST AVENUE  
IN THE HISTORIC ARTS DISTRICT

November 9, 2009

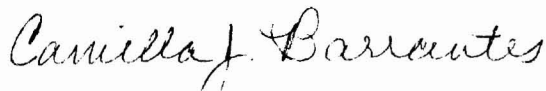
Inspections Division  
Planning and Development Department  
Portland City Hall  
389 Congress St.  
Portland, ME 04101

To Whom It May Concern:

Chakpan Kuenlom, dba Sabieng, LLC, will be the tenant at 21 Forest Avenue as of November 16, 2009. He has our permission to install the signs that meet the city's requirements on the premises at 21 Forest Avenue. The hanging sign is similar in design to the signs of other storefront tenants in the building. The larger signs on the building are similar to what is currently in existence with the previous tenant.

If you need any additional information from us concerning this project, I may be reached during business hours at the address and phone number below, Ext. 102.

Sincerely,



Camilla J. Barrantes  
Managing Director



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/17/2009PRODUCER  
JAMES T HARRIS  
69 YORK STREET SUITE 5  
KENNEBUNK, ME 04043 - 7153

THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED  
CHAKPAN KUENLOM  
DBA SABIENG  
21 FOREST AVE  
PORTLAND, ME 04101 - 2810

## INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: NATIONWIDE MUTUAL FIRE INSURANCE COMPANY

23779

INSURER B:

INSURER C:

INSURER D:

INSURER E:

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR/INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A X	GENERAL LIABILITY	ACP BPFF 5404253931	11/16/2009	11/16/2010	EACH OCCURRENCE \$ 1,000,000
	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 1,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMP/OP AGG \$ 2,000,000
					GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS				
	<input type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input type="checkbox"/> RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT \$
					E.L. DISEASE - EA EMPLOYEE \$
					E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

## CERTIFICATE HOLDER

City of Portland Maine  
NA  
Portland, ME 04101

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

James T Harris



# Signage/Awning Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 21 FOREST Ave., PORTLAND, ME 04101		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: PORTLAND STAGE	Telephone: 207-774-1043 x 102
Lessee/Buyer's Name (If Applicable) SARIENG, LLC (OWNER: CHAKPAN KUENLOM)	Contractor name, address & telephone: SIGN CONCEPTS 75 BISHOP STREET PORTLAND, ME 04103 (207) 699-2920	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: Jas Thiensongloik phone: 646-714-9837.		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>mult</u>		
Current Specific use: <u>RESTAURANT SIGNAGE</u> If vacant, what was prior use: _____ Proposed Use: <u>RESTAURANT SIGNAGE</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ <u>DIMENSIONS LISTED w/ SKETCHES</u>		
Proposed awning? Yes _____ No _____ Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No <input checked="" type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

CS / 57 + 65 / 153

RECEIVED

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Chakpan Kuenlom Date: 11-19-09

B-3c - mult  
ground floor - individ. tenant  
37 x 2 = 54 sq ft

20" x 24" = 480" = 3,330 sq ft (OK)

This is not a permit; you may not commence ANY work until the permit is issued.

**Ann Machado - Re: Size of the Restaurant**

**From:** Sabieng <sabiengmaine@gmail.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 12/3/2009 2:04 PM  
**Subject:** Re: Size of the Restaurant

Ann,

I measured 27 feet.

Jas

On Thu, Dec 3, 2009 at 12:07 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

Jas -

What I need to know is how wide (how many feet) is your space where it fronts (measured along) Forest Avenue.

Thanks.

Ann Machado  
Zoning Specialist  
207.874.8709

>>> Sabieng <sabiengmaine@gmail.com> 12/03 11:57 AM >>>  
Good afternoon Ann,

As per our conversation on the phone, the space that we occupied is 1300 sq feet. Please let me know if you need any further information.

Thank you,

Jas

--  
Sabieng  
Authentic Thai Cuisine  
21 Forest Ave.  
Portland, ME 04101

--  
Sabieng  
Authentic Thai Cuisine  
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